

Residential Conservation Overlay Review Committee Report

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Attachments

March 15, 2004

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Two examples of properties where a structure's bulk and mass appeared excessive for the lot size and in comparison to the average bulk and mass of other structures on the block face.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

721 Chester Avenue

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

5,231 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

3,964 SF

(1,656)

SF

-27%

PROP'D MAX. HOUSE SIZE:

2,308 SF

OVERBUILT



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF	1,500	SF
2,000	SF	1,500	SF
3,000	SF	1,750	SF
4,000	SF	2,000	SF
5,000	SF	2,250	SF
6,000	SF	2,500	SF
7,000	SF	2,750	SF
8,000	SF	3,000	SF
9,000	SF	3,250	SF
10,000	SF	3,500	SF
11,000	SF	3,750	SF
12,000	SF	4,000	SF
13,000	SF	4,250	SF
14,000	SF	4,500	SF
15,000	SF	4,750	SF

HOUSE SIZE CALCULATION TABLE

2,308 SF	=	5,231	-	5,000	x	58	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

15 Eastern Avenue	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	15,661 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			6,700 SF	-1785 SF	-36%	
PROP'D MAX. HOUSE SIZE:			4,915 SF	OVERBUILT		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

4,915 SF	=	15,661	-	15,000	x	165	+	4,750
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

Square Footage Ratio Increments (SFR)

Lot Size (sq. ft)	House Size (SFR) <small>1,500 base + 250/1000 sq. ft.</small>
1,000	1,500
2,000	1,500 base house size
3,000	1,750
4,000	2,000
5,000	2,250
6,000	2,500
7,000	2,750
8,000	3,000
9,000	3,250
10,000	3,500
11,000	3,750
12,000	4,000
13,000	4,250
14,000	4,500
15,000	4,750

Attachment #4

Examples of other properties studied by the Committee
that have been expanded or recently built
within Eastport

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

519 Burnside Street

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

11,200 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

1,794 SF

2,006

SF

112%

PROP'D MAX. HOUSE SIZE:

3,800 SF

AVAILABLE



Ken Klooststra: Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

3,800 SF	=	11,200	-	11,000	x	50	+	3,750
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

607 Burnside Street

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

8,100 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

2,718 SF

307

SF

10%

PROP'D MAX. HOUSE SIZE:

3,025 SF

AVAILABLE



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000 SF		1,500 SF
2,000 SF		1,500 SF
3,000 SF		1,750 SF
4,000 SF		2,000 SF
5,000 SF		2,250 SF
6,000 SF		2,500 SF
7,000 SF		2,750 SF
8,000 SF		3,000 SF
9,000 SF		3,250 SF
10,000 SF		3,500 SF
11,000 SF		3,750 SF
12,000 SF		4,000 SF
13,000 SF		4,250 SF
14,000 SF		4,500 SF
15,000 SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

3,025 SF	=	8,100	-	8,000	x	25	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

420 Chesapeake A.

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

3,860 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

1,198 SF

767

SF

39%

PROP'D MAX. HOUSE SIZE:

1,965 SF

AVAILABLE



Michael Jackson: Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

1,965 SF	=	3,860	-	3,000	x	215	+	1,750
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

2 Chester Avenue	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	5,940 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,425 SF	60	SF	2%
PROP'D MAX. HOUSE SIZE:			2,485 SF	AVAILABLE		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE		ADD	
	SF	+ FACTOR	SF
1,000	SF	1,500	SF
2,000	SF	1,500	SF
3,000	SF	1,750	SF
4,000	SF	2,000	SF
5,000	SF	2,250	SF
6,000	SF	2,500	SF
7,000	SF	2,750	SF
8,000	SF	3,000	SF
9,000	SF	3,250	SF
10,000	SF	3,500	SF
11,000	SF	3,750	SF
12,000	SF	4,000	SF
13,000	SF	4,250	SF
14,000	SF	4,500	SF
15,000	SF	4,750	SF

HOUSE SIZE CALCULATION TABLE

2,485 SF	=	5,940	-	5,000	x	235	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

522 First Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	5,330 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,425 SF	(93)	SF	-4%
PROP'D MAX. HOUSE SIZE:			2,333 SF	OVERBUILT		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

2,333 SF	=	5,330	-	5,000	x	83	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

511 Fourth Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	5,350 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,160 SF	178	SF	8%
PROP'D MAX. HOUSE SIZE:			2,338 SF	AVAILABLE		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF		1,500 SF
2,000	SF		1,500 SF
3,000	SF		1,750 SF
4,000	SF		2,000 SF
5,000	SF		2,250 SF
6,000	SF		2,500 SF
7,000	SF		2,750 SF
8,000	SF		3,000 SF
9,000	SF		3,250 SF
10,000	SF		3,500 SF
11,000	SF		3,750 SF
12,000	SF		4,000 SF
13,000	SF		4,250 SF
14,000	SF		4,500 SF
15,000	SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

2,338 SF	=	5,350	-	5,000	x	88	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:	LOT SIZE:					
416 Jefferson St.	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	5,880 SF	SQ. FT.	PERCENT	
	EXISTING HOUSE SIZE:		1,486 SF	984	SF	40%
	PROP'D MAX. HOUSE SIZE:		2,470 SF	AVAILABLE		



Josh Cohen: City Alderman, Ward 8

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

2,470 SF	=	5,880	-	5,000	x	220	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

912 Monroe Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	15,950 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,500 SF	2,488 SF	100%	
PROP'D MAX. HOUSE SIZE:			4,988 SF	AVAILABLE		



Mark Hall: Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

4,988 SF	=	15,950	-	15,000	x	238	+	4,750
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

536 Second Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	8,580 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,850 SF	295	SF	10%
PROP'D MAX. HOUSE SIZE:			3,145 SF	AVAILABLE		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF	1,500	SF
2,000	SF	1,500	SF
3,000	SF	1,750	SF
4,000	SF	2,000	SF
5,000	SF	2,250	SF
6,000	SF	2,500	SF
7,000	SF	2,750	SF
8,000	SF	3,000	SF
9,000	SF	3,250	SF
10,000	SF	3,500	SF
11,000	SF	3,750	SF
12,000	SF	4,000	SF
13,000	SF	4,250	SF
14,000	SF	4,500	SF
15,000	SF	4,750	SF

HOUSE SIZE CALCULATION TABLE

3,145 SF	=	8,580	-	8,000	x	145	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:	LOT SIZE:					
521 Sixth Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	6,600 SF	SQ. FT.	PERCENT	
	EXISTING HOUSE SIZE:		3,700 SF	(1,050)	SF	-40%
	PROP'D MAX. HOUSE SIZE:		2,650 SF	OVERBUILT		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF	1,500	SF
2,000	SF	1,500	SF
3,000	SF	1,750	SF
4,000	SF	2,000	SF
5,000	SF	2,250	SF
6,000	SF	2,500	SF
7,000	SF	2,750	SF
8,000	SF	3,000	SF
9,000	SF	3,250	SF
10,000	SF	3,500	SF
11,000	SF	3,750	SF
12,000	SF	4,000	SF
13,000	SF	4,250	SF
14,000	SF	4,500	SF
15,000	SF	4,750	SF

HOUSE SIZE CALCULATION TABLE

2,650 SF	=	6,600	-	6,000	x	150	+	2,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

201 Severn Avenue

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

1,680 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

1,555 SF

-55

SF

-4%

PROP'D MAX. HOUSE SIZE:

1,500 SF

OVERBUILT



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR	SF
1,000	SF		1,500 SF
2,000	SF		1,500 SF
3,000	SF		1,750 SF
4,000	SF		2,000 SF
5,000	SF		2,250 SF
6,000	SF		2,500 SF
7,000	SF		2,750 SF
8,000	SF		3,000 SF
9,000	SF		3,250 SF
10,000	SF		3,500 SF
11,000	SF		3,750 SF
12,000	SF		4,000 SF
13,000	SF		4,250 SF
14,000	SF		4,500 SF
15,000	SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

1,670 SF	=	1,680	-	1,000	x	170	+	1,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

801 Severn Avenue

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

8,100 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

3,241 SF

(216)

SF

-7%

PROP'D MAX. HOUSE SIZE:

3,025 SF

OVERBUILT



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

3,025 SF	=	8,100	-	8,000	x	25	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

510 Third Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	8,369 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			2,061 SF	1,031 SF	50%	
PROP'D MAX. HOUSE SIZE:			3,092 SF	AVAILABLE		



PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000 SF	1,500 SF	
2,000 SF	1,500 SF	
3,000 SF	1,750 SF	
4,000 SF	2,000 SF	
5,000 SF	2,250 SF	
6,000 SF	2,500 SF	
7,000 SF	2,750 SF	
8,000 SF	3,000 SF	
9,000 SF	3,250 SF	
10,000 SF	3,500 SF	
11,000 SF	3,750 SF	
12,000 SF	4,000 SF	
13,000 SF	4,250 SF	
14,000 SF	4,500 SF	
15,000 SF	4,750 SF	

HOUSE SIZE CALCULATION TABLE

3,092 SF	=	8,369	-	8,000	x	92	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

Attachment #5

Houses built prior to the adoption of the Overlay
that have not been expanded since the adoption of the Overlay

Randomly Selected
Properties that have not
been recently expanded or
built upon

310 Adams Street

Lot size: 5,750 sf
Exist. House: 1,800 sf
Allowable sf: 2,437.5

311 Adams Street

Lot size: 12,388 sf
Exist. House: 1,123 sf
Allowable sf: 4,097 sf

315 Adams Street

Lot size: 13,475 sf
Exist. House: 1,718 sf
Allowable sf: 4,369 sf

317 Adams Street

Lot size: 14,000 sf
Exist. House: 1,770 sf
Allowable sf: 4,500 sf

322 Adams Street

Lot size: 9,780 sf
Exist. House: 896 sf
Allowable sf: 3,445 sf

407 Adams Street

Lot size: 10,110 sf
Exist. House: 1,750 sf
Allowable sf: 3,527.5

408 Adams Street

Lot size: 4,980 sf
Exist. House: 702 sf
Allowable sf: 2,245 sf

1206 Bay Ridge Avenue+

Lot size: 10,940sf
Exist. House: 952 sf
Allowable sf: 3735 sf

429 Burnside Street

Lot size: 7,500 sf
Exist. House: 936 sf
Allowable sf: 2,875 sf

203 Chesapeake Ave

Lot size: 4,320 sf
Exist. House: 1,638 sf
Allowable sf: 2,080 sf

202 Chesapeake Ave

Lot size: 3,410 sf
Exist. House: 1,598 sf
Allowable sf: 1,853 sf

205 Chesapeake Ave

Lot size: 2,400 sf
Exist. House: 1,204 sf
(attached house)
Allowable sf: 1,600 sf

219 Chesapeake Avenue+

Lot size: 8,250 sf
Exist. House: 2,040 sf
Allowable sf: 3,062.5 sf

223 Chesapeake Ave

Lot size: 6,900 sf
Exist. House: 808 sf
Allowable sf: 2,725 sf

301 Chesapeake Ave

Lot size: 2,320 sf
Exist. House: 1,576 sf
Allowable sf: 1,580 sf

303 Chesapeake Ave

Lot size: 2,000 sf (very
small lot size)
Exist. House: 1,520 sf
Allowable sf: 1,500 sf

313 Chesapeake Ave

Lot size: 4,400 sf
Exist. House: 1,488 sf
Allowable sf: 2,100 sf

401 Chesapeake Ave

Lot size: 3,901 sf
Exist. House: 2,232 sf
Allowable sf: 1,975 sf

414 Chesapeake Avenue+

Lot size: 6,806 sf
Exist. House: 888 sf
Allowable sf: 2,701.5 sf

422 Chesapeake Ave

Lot size: 3,820 sf
Exist. House: 928 sf
Allowable sf: 1,955 sf

424 Chesapeake Ave

Lot size: 3,840 sf
Exist. House: 1,130 sf
Allowable sf: 1,960 sf

700 Chesapeake Ave

Lot size: 5,430 sf
Exist. House: 1,440 sf
Allowable sf: 2,358 sf

702 Chesapeake Avenue+

Lot size: 10,300 sf
Exist. House: 1,908 sf
Allowable sf: 3,507.5 sf

706 Chesapeake Ave

Lot size: 5,830 sf
Exist. House: 1,532 sf
Allowable sf: 2,457 sf

715 Chesapeake Avenue

Lot size: 13,830 sf
Exist. House: 2,274 sf
Allowable sf: 4,457.5 sf

806 Chesapeake Ave

Lot size: 14,750 sf
(double lot)
Exist. House: 2,056 sf
Allowable sf: 4,688 sf

828 Chesapeake Avenue

Lot size: 5,520 sf
Exist. House: 1,474 sf
Allowable sf: 2,380 sf

2 Chester Avenue

Lot size: 5,940 sf
Exist. House: 1,592 sf
Allowable sf: 2,485 sf

107 Chester Avenue+

Lot size: 2,660 sf
Exist. House: 1,508 sf
Allowable sf: 1,665 sf

112 Chester Ave

Lot size: 6,888 sf
Exist. House: 1,592 sf
Allowable sf: 2,722 sf

410 First Street

Lot size: 5,400 sf
Exist. House: 2,439 sf*
Allowable sf: 2,350 sf

424 First Street

Lot size: 5,445 sf
Exist. House: 1,094 sf
Allowable sf: 2,361 sf

429 First Street

Lot size: 12,378 sf
Exist. House: 2,499 sf
Allowable sf: 4,094.5 sf

416 First Street

Lot size: 7,587 sf
Exist. House: 1,750 sf
Allowable sf: 2,897 sf

516 First Street

Lot size: 11,650 sf
Exist. House: 2,670 sf
Allowable sf: 3,912.5 sf

530 First Street

Lot size: 5,400 sf
Exist. House: 1,512 sf
Allowable sf: 2,350 sf

527 Fourth Street

Lot size: 4,000 sf
Exist. House: 1,242 sf
Allowable sf: 2,000 sf

518 Fourth Street

Lot size: 8,300 sf
VACANT LOT
Allowable sf: 3,075 sf

539 Second Street+

Lot size: 5,425 sf
House size 3,355 sf:
Allowable sf: 2,441 sf

801 Severn Avenue

Lot size: 4,400 sf
Exist. House: 1,386 sf
Allowable sf: 2,100 sf

225 Severn Avenue

Lot size: 4,880 sf
Exist. House: 3,162 sf*
Allowable sf: 2,220 sf
(includes 4 apartments)

510 Sixth Street+

Lot size: 8,400 sf
Exist. House: 1,346 sf
Allowable sf: 3,100 sf

513 Sixth Street

Lot size: 6,600 sf
Exist. House: 1,304 sf
Allowable sf: 2,650 sf

610 Sixth Street

Lot size: 4,600 sf
House: 504 sf
Allowable sf: 2,150 sf

302 State Street

Lot: 6,380 sf
House: 672 sf
Allowable sf: 2,595 sf

305 State Street

Lot size: 5,302 sf
Exist. House: 1,470 sf
Allowable sf: 2,326 sf

307 State Street

Lot size: 5,058 sf
Exist. House: 1,677 sf
Allowable sf: 2,265 sf

307 State Street

Lot size: 5,058 sf
Exist. House: 1,677 sf
Allowable sf: 2,264.5

308 State Street

Lot size: 8,800 sf
Exist. House: 2,145 sf
Allowable sf: 3,200 sf

309 State Street

Lot size: 10,330 sf
Exist. House: 2,139 sf
Allowable sf: 3,582.5 sf

318 State Street

Lot size: 4,400 sf
Exist. House: 816 sf
Allowable sf: 2,100 sf

412 State Street

Lot size: 4,400 sf
Exist. House: 1,008 sf
Allowable sf: 2,100 sf

502 State Street

Lot size: 3,150 sf
Exist. House: 1,378 sf
Allowable sf: 1,787.5 sf

512 State Street

Lot size: 14,590 sf
Exist. House: 4,816 sf*
Allowable sf: 4,647.5 sf

519 State Street

Lot size: 10,000 sf
Exist. House: 1,444 sf
Allowable sf: 3,500 sf

514 Third Street

Lot size: 8,335 sf
Exist. House: 2,269 sf
Allowable sf: 3,084 sf

311 Washington Street

Lot size: 4,400 sf
Exist. House: 1,060 sf
Allowable sf: 2,100 sf

312 Washington Street

Lot size: 7,000 sf
Exist. House: 1,800 sf
Allowable sf: 2,750 sf

311 Washington Street

Lot: 4,400 sf
House: 1,060 sf
Allowable sf: 2,100 sf

312 Washington Street

Lot size: 7,000 sf
Exist. House: 1,800 sf
Allowable sf: 2,750 sf

314 Washington Street

Lot size: 10,212 sf
Exist. House: 1,272 sf
Allowable sf: 3,553 sf

315 Washington Street

Lot size: 6,600 sf
Exist. House: 1,069 sf
Allowable sf: 2,650 sf

316 Washington Street

Lot size: 11,650 sf
Exist. House: 1,648 sf
Allowable sf: 3,913 sf

319 Washington Street

Lot size: 8,800 sf
Exist. House: 1,140 sf
Allowable sf: 3,200 sf

324 Washington Street

Lot size: 7,317 sf
Exist. House: 1,440 sf
Allowable sf: 2,829 sf

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

1206 Bay Ridge Ave.

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

10,940 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

952 SF

2,783

SF

292%

PROP'D MAX. HOUSE SIZE:

3,735 SF

AVAILABLE



Carolyn Lee, Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

3,735 SF	=	10,940	-	10,000	x	235	+	3,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

219 Chesapeake	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	8,250 SF	SQ. FT.	PERCENT	
	EXISTING HOUSE SIZE:		2,040 SF	1,023	SF	50%
	PROP'D MAX. HOUSE SIZE:		3,063 SF	AVAILABLE		



Dirk Geratz: City Department of Planning & Zoning Liaison

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF		1,500 SF
2,000	SF		1,500 SF
3,000	SF		1,750 SF
4,000	SF		2,000 SF
5,000	SF		2,250 SF
6,000	SF		2,500 SF
7,000	SF		2,750 SF
8,000	SF		3,000 SF
9,000	SF		3,250 SF
10,000	SF		3,500 SF
11,000	SF		3,750 SF
12,000	SF		4,000 SF
13,000	SF		4,250 SF
14,000	SF		4,500 SF
15,000	SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

3,063 SF	=	8,250	-	8,000	x	63	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

414 Chesapeake A.

LOT SIZE:

LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
NA	NA	6,806 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:		888 SF	1,814	SF	204%
PROP'D MAX. HOUSE SIZE:		2,702 SF	AVAILABLE		



Frank Brown, Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF		1,500 SF
2,000	SF		1,500 SF
3,000	SF		1,750 SF
4,000	SF		2,000 SF
5,000	SF		2,250 SF
6,000	SF		2,500 SF
7,000	SF		2,750 SF
8,000	SF		3,000 SF
9,000	SF		3,250 SF
10,000	SF		3,500 SF
11,000	SF		3,750 SF
12,000	SF		4,000 SF
13,000	SF		4,250 SF
14,000	SF		4,500 SF
15,000	SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

2,702 SF	=	6,806	-	6,000	x	202	+	2,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

702 Chesapeake A.

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

10,300 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

1,908 SF

1,667

SF

87%

PROP'D MAX. HOUSE SIZE:

3,575 SF

AVAILABLE



Wanda Melton, Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR	SF
1,000	SF	1,500	SF
2,000	SF	1,500	SF
3,000	SF	1,750	SF
4,000	SF	2,000	SF
5,000	SF	2,250	SF
6,000	SF	2,500	SF
7,000	SF	2,750	SF
8,000	SF	3,000	SF
9,000	SF	3,250	SF
10,000	SF	3,500	SF
11,000	SF	3,750	SF
12,000	SF	4,000	SF
13,000	SF	4,250	SF
14,000	SF	4,500	SF
15,000	SF	4,750	SF

HOUSE SIZE CALCULATION TABLE

3,575 SF	=	10,300	-	10,000	x	75	+	3,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

107 Chester Avenue

LOT SIZE:

LENGTH

WIDTH

AREA

ADDITIONAL BUILDOUT AVAIL.

NA

NA

2,660 SF

SQ. FT.

PERCENT

EXISTING HOUSE SIZE:

1,508 SF

157

SF

10%

PROP'D MAX. HOUSE SIZE:

1,665 SF

AVAILABLE



Denise Johnson, Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add 250 Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	FACTOR	ADD SF
1,000	SF		1,500 SF
2,000	SF		1,500 SF
3,000	SF		1,750 SF
4,000	SF		2,000 SF
5,000	SF		2,250 SF
6,000	SF		2,500 SF
7,000	SF		2,750 SF
8,000	SF		3,000 SF
9,000	SF		3,250 SF
10,000	SF		3,500 SF
11,000	SF		3,750 SF
12,000	SF		4,000 SF
13,000	SF		4,250 SF
14,000	SF		4,500 SF
15,000	SF		4,750 SF

HOUSE SIZE CALCULATION TABLE

1,665 SF	=	2,660	-	2,000	x	165	+	1,500
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:	LOT SIZE:					
539 Second Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	5,425 SF	SQ. FT.	PERCENT	
	EXISTING HOUSE SIZE:		3,355 SF	-999	SF	-42%
	PROP'D MAX. HOUSE SIZE:		2,356 SF	OVERBUILT		



AI Graf: Committee Member

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

2,356 SF	=	5,425	-	5,000	x	106	+	2,250
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

EASTPORT OVERLAY PROPERTY COMPARISON WORKSHEET

4FEB04

ADDRESS:

LOT SIZE:

510 Sixth Street	LENGTH	WIDTH	AREA	ADDITIONAL BUILDOUT AVAIL.		
	NA	NA	8,400 SF	SQ. FT.	PERCENT	
EXISTING HOUSE SIZE:			1,346 SF	1,754	SF	130%
PROP'D MAX. HOUSE SIZE:			3,100 SF	AVAILABLE		



Bob Slawson, Committee Member and Chairman

PROPOSED SQUARE FOOT INCREMENT TABLE

Max house size for 1,000 and 2,000 Sq. Ft. lots is 1, 500 Sq. Ft. For lots over 2,000 Sq. Ft., you add **250** Sq. Ft. per 1,000 Sq. Ft. of lot size. Use House Size Calculation Table to calculate max. house size for your individual lot size.

LOT SIZE	ADD SF	+ FACTOR SF
1,000	SF	1,500 SF
2,000	SF	1,500 SF
3,000	SF	1,750 SF
4,000	SF	2,000 SF
5,000	SF	2,250 SF
6,000	SF	2,500 SF
7,000	SF	2,750 SF
8,000	SF	3,000 SF
9,000	SF	3,250 SF
10,000	SF	3,500 SF
11,000	SF	3,750 SF
12,000	SF	4,000 SF
13,000	SF	4,250 SF
14,000	SF	4,500 SF
15,000	SF	4,750 SF

HOUSE SIZE CALCULATION TABLE

3,100 SF	=	8,400	-	8,000	x	100	+	3,000
Proposed Maximum House Size		Act Lot Size		Nearest lower Table Lot Size		Diff times .25sf/1 sf (250sf/1,000sf)		Correspond'g Lot Sq Ft from Table

Narrative: To calculate the Proposed Maximum House Size for a specific lot: Take the specific lot SF & subtract from that the nearest lower lot size from table. Multiply that Difference by .25 sf/1sf (this is the equivalent of 250 sf/ 1,000 sf in the table). Then add that number to the correspond'g lot sf from table to arrive at Maximum House Size.

Proposed Site Design Review Checklist (21.69.070 combined with 21.69.080)

Required site design review findings

No design plans shall be approved by the department of planning and zoning until the following findings have been met:

1. Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the historic character and architectural design of the area and shall promote the existing spatial and visual qualities in the RC area, including height and scale of buildings, orientation, spacing, site coverage, and exterior features such as porches, roof pitch and direction and landscaping.
2. All buildings shall observe the established, historic front setbacks **and building heights** pursuant to Section 21.69.050, if any, for the block on which they are proposed.
3. All new structures or buildings enlargement of existing structures or buildings, and all substantial rehabilitation, reduction and/or alteration of existing structures or buildings shall have bulk, massing and scale similar to the structures on the block face
4. **The proposed alterations or new construction shall preserve and enhance the vernacular streetscape of the neighborhood;**
5. **Exterior structural alterations to historic and contributing structures along the street frontage have been kept to a minimum;**
6. Design for new construction and enlargements to all existing buildings or structures in the RC area shall conform to the guidelines for the relation of proposed structures to adjacent developments established in Section 21.98.050 and shall be compatible with distinguishing, contributing characteristics of the majority of surrounding properties on the block face;
7. **Garages are typically located at the rear of the property and if attached, garages facing a public street shall not occupy more than one third of the facade and shall be set back from a front facade by five feet or more.**

Bold Text refers to new recommended wording.

Proposed Demolition Review Checklist

Required Demolition Review Findings

No demolition plans shall be approved by the department of planning and zoning until the following findings have been met:

1. Loss of the structure would not be adverse to the district or the public interest by virtue of the structure's uniqueness or its contribution to the significance of the district;
2. **The proposed** demolition would not have an adverse effect on the **design and historic** character of the **structure and**;
3. Demolition is not for the purposes of assembling properties for the construction of a large-scale structure, if such assemblage is determined to be incompatible with the purposes and intent of the RC district;
4. The replacement structure **or parts of the structure** is designed and sited in a fashion that reflects the compatibility objectives of this chapter;
5. **The proposed partial demolition will not impact the stability or structural integrity of the remaining portions of the structure and appropriate measures are proposed to stabilize the building during demolition and construction. In the case of total demolition a structural analysis and evaluation has been conducted and determined the building to be unsound and is a threat to the public health and safety. The department of planning and zoning may require that such an evaluation be prepared by a certified structural engineer at the applicant's cost.**

Bold Text refers to new recommended wording.